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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,156,800 / 1,156,800
USE VALUE: 1,156,800 / 1,156,800
ASSESSED: 1,156,800 / 1,156,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: CHOI WILLIAM	
Owner 2: MATHEWS CHRISTINA	
Owner 3:	

Street 1: 17 PELHAM TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: KAMBORIAN LISBETH N -

Owner 2: -

Street 1: 17 PELHAM TERRACE

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 3140 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7117	Sq. Ft.	Site			0	90.	0.89	10									570,161						570,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7117.000	585,300	1,300	570,200	1,156,800		83938
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,156,800 / 1,156,800
USE VALUE: 1,156,800 / 1,156,800
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Total Card / Total Parcel

1,156,800 / 1,156,800

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	2A - 2 Sty +Attic	1	Total: 1	Full Bath: 2	Rating: Average	A Bath: 1	Rating: Fair	OF=EXTRA TOILET AND 2 SINKS.										
(Liv) Units: 1				3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 3	Rating: Average													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 2 - Slate				Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1										
Color: BLUE				A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 3	Rating: Fair	Other												
GENERAL INFORMATION				WSFlue:	Rating:	Upper												
Grade: B - Good				CONDOS INFORMATION				Lvl 2										
Year Blt: 1875	Eff Yr Blt:			Location:		Lvl 1												
Alt LUC:		Alt %:		Total Units:		Lower												
Jurisdct: G13		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal: 2 - Plaster				Functional:		Interior:	1	9	4	M								
Sec Int Wall:		%		Economic:		Additions:												
Partition: T - Typical				Special:		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		Baths:												
Sec Floors:		%		Total:	31 %	Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 135.00		Heating:												
Bsmnt Gar:				Size Adj.: 1.01206899		General:												
Electric: 3 - Typical				Const Adj.: 1.02989697														
Insulation: 2 - Typical				Adj \$ / SQ: 140.714														
Int vs Ext: S				Other Features: 130500														
Heat Fuel: 2 - Gas				Grade Factor: 1.33														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 848328														
% Com Wal	% Sprinkled			Depreciation: 262982														
				Depreciated Total: 585346														
MOBILE HOME				WtAv\$/SQ: 135.00		WtAv\$/SQ: 135.00	AvRate: 1.00	Ind.Val: 1.00										
Make: Model: Serial # Year: Color:				Size Adj.: 1.01206899		Adj Total: 848328	Juris. Factor: 1.00	Before Depr: 187.15										
SPEC FEATURES/YARD ITEMS				Const Adj.: 1.02989697		Depreciation: 262982	Special Features: 0	Val/Su Net: 118.31										
				Adj Total: 848328		Final Total: 585300	Val/Su SzAd: 201.83											
PARCEL ID 130.0-0001-0005.0																		
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value																		
A2 WOOD SHD D Y 1 11X12 G AV 1940				9.39 T 40 101				700				700						
19 Patio D Y 1 14X21 G FR 1960				4.41 T 51 101				600				600						
More: N				Total Yard Items: 1,300				Total Special Features:				Total: 1,300						
RESIDENTIAL GRID																		
1st Res Grid Desc: Line 1 # Units 1																		
Level	FY LR DR D K FR RR BR FB HB L O																	
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs: 9 BRs: 4 Baths: 2 HB: 1																	
REMODELING																		
RES BREAKDOWN																		
Exterior:	No Unit	RMS	BRS	FL														
Interior:	1	9	4	M														
Additions:																		
Kitchen:																		
Baths:																		
Plumbing:																		
Electric:																		
Heating:																		
General:																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
FFL	First Floor	1,466	140.710	206,287	UAT	100	FLA		80	G								
BMT	Basement	1,434	42.210	60,535														
SFL	Second Floor	1,434	140.710	201,784														
UAT	Upper Attic	300	97.940	29,381														
OPF	Open Porch	252	23.740	5,982														
EFP	Enclos Porch	36	74.770	2,692														
ENT	ENTRY	25	27.190	680														
Net Sketched Area: 4,947				Total: 507,341														
Size Ad	2900	Gross Area	5847	FinArea	3140													
IMAGE																		
AssessPro Patriot Properties, Inc																		
																		